

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES  
CONSTRUCTION SERVICES FOR ADA IMPROVEMENTS  
AT HILLCREST RECREATION CENTER**

**Solicitation #: DCAM-15-CS-0136**

**Addendum No. 3  
Issued: October 13, 2015**

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This Addendum Number 03 is issued by e-mail on October 13, 2015. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

**Item #1**

**Revised Bid Form:** Please see attached revised bid form ("Attachment B").

**Item #2**

**Requests for Information:** Below is a list of questions received and the Department's responses.

1. What is the duration of this project? **Response: The Contractor will have thirty (30) days to complete submittals and work with the Department before the Notice to Proceed (NTP) for construction is issued. Once the NTP for construction is issued, the Contractor shall have forty five (45) days to complete the Project.**
2. For the proposed new concrete path in the back of building; will the existing pavers be removed, integrated, or will the new concrete path be next to the existing pavers? **Response: General contractor to remove existing pavers. Excavate for a sidewalk slab on grade the same width as exterior door landing. Sidewalk shall be 4" thick slab on grade with 6x6x1/8" WWF reinforcement and the sidewalk shall have a continuous 8" x 6" turndown along each side and at ends. Provide a score pattern at 2' O.C. and provide construction joints at 4'-0" UNO. When abutting existing concrete landing, provide 1/2" fiberboard expansion. Concrete to be a minimum of 3000 PSI and sidewalk shall slope 1/8" across full width and have a broom texture finish.**
3. Proposed concrete paths on NW & SE corners of building; there are trees in the way of the proposed concrete walkways, will these trees be removed or relocated? **Response: Please remove and relocate trees to in order for the new pathways to provide a direct route away from building. Trees should be relocated to the side of the path, exact location to be coordinated in field.**
4. The architectural drawings D0001 #D12 and A0002 Annotative Note #5 reference the removal of a non ADA compliant toilet and the installation of a new ADA compliant toilet in the Men's Bathroom. The plumbing drawings to include the plumbing fixture schedule on P501 do not list a new ADA toilet in this location. Please clarify if a new

ADA toilet is required in the Men's Bathroom. **Response: A new ADA toilet is required in the Men's Bathroom as specified within architectural specification sheet A000G-2 division 22400.**

5. The architectural drawings D0001 #13 and A0002 Annotative Note #6 reference the removal of a non ADA compliant sink and installation of a new ADA compliant sink in the Kitchen. The plumbing drawings to include the plumbing fixture schedule on P501 do not list a new ADA sink in this location. Please clarify if a new ADA sink is required in the Kitchen. **Response: A new ADA compliant sink is required in the kitchen as specified provided within architectural specification sheet A000G-2 division 22400.**
6. Drawing A00001 shows a new concrete path at existing pair of doors on the west side of the building. There is an existing tree. Should the tree be removed, relocated, or the sidewalk moved? **Response: Tree to be relocated within 30' to a location TBD.**
7. Drawing A0001 shows wood flooring to be replaced in three corners of the gymnasium. The area in the upper left corner appears to have already been replaced. Please verify that work is still in our scope of work. **Response: At this time, assume the following: Gymnasium: remove all flooring within a 20' radius from each exterior door way. Including substrate. Provide pricing to reinstall the sleeper substrate and tooth in new flooring to match existing. Assume to sand and refinish entire gymnasium floor.**
8. Note 3 on drawing A0001 indicates that we are to modify two corners of the lower bleacher unit to accommodate wheelchairs. It appears the upper corner as well as the other bleacher unit has already been modified. Please verify if any work other than rails is required at the upper corner on the drawings. Also, please provide contact information for the bleacher manufacturer and/or company that modified the bleachers so that we may match their work. **Response: Three wheelchair seats exist. A total of five are required. Please do not modify existing bleachers. Instead provide a 3'x3' seating designation areas adjacent to the east and west end of the lowest seating level of the north bleachers. The 3'x3' area shall be indicated with 2-coats of low-VOC line designation paint to match existing gym wood flooring system lining. This shall have 2 coats of finish and 2 coats urethane finish to match existing flooring.**
9. Note D06 on drawing D001 states that we are to remove all non-ADA compliant sink fixtures and bathroom accessories. Can you provide list with quantities of all fixtures and accessories we are required to relocate and replace? **Response: No. The bidding contractors are required to establish quantities scopes based on the bidding documents provided. Please review items dashed and annotated with arrows and numbered notes.**
10. The documents presented for this RFP are contract documents and not the "As-Built" to reflect the existing conditions. Work proposed at the northern side of the gymnasium has way-finding signs not shown in the documents where a new slab is proposed (see item 12 below). **Response: These documented are Permit and Pricing Documents and not**

**“As-Built” documents as you have noted. See drawings 3/D0002 note D03 for signage relocation.**

11. Questions below are from Sheet D0001:

- a. Gymnasium – Detail 5/D0001 (location: South-West corner of gymnasium)  
Annotative Note No. 5 states “Remove bubbling/warped wooden floor, and base wall trim. Remove all elements displaced or damaged by moisture infiltration and warping. Remove all moisture damaged building materials. Prepare for new.  
**Response: Please see above response.**
- b. Please note that there is no warpage found in the wooden floor within 5 or 10 feet in front of the South-West exit doors. It appears the warpage exist at the North-West, and North-East side of the gymnasium floor. **Response: Please see above response.**
- c. Exterior Exit Doors – Detail 2/A0003 at the South-West location: Please clarify whether a leveled platform should occur, then a ramp to meet ADA requirements?  
**Response: Yes, a 5’ landing will be provided at doorway. Documents will be updated to illustrate dimension and coordinate slope.**

12. Sheet D0001 and A00001: Exterior exit for the Gymnasium North-East pair of doors (Detail 1/A0003 and Note 1):

- a. Sheet A00001 proposes a new 6’-0” wide concrete sidewalk extending from the North-East Gymnasium exit door to the existing sidewalk. What is not shown, there is an existing tree and its roots located to the west side of this area (adjacent to the building), and there is a posted sign that could be impacted from the new sidewalk. Please verify whether the intent is to removed the tree or relocate it?  
**Response: Tree to be relocated within 30’ to a location TBD. See drawings 3/D0002 note D03 for signage relocation.**
- b. Per the scope, bidders are to provide, “one (1) spot must be van accessible”. Please advise whether a sign or designated space is to be identified or “Van use only”? **Response: Yes.**
- c. Sheet D0001, per Partial Demolition Enlarged Plan No. 3/D0002 refers to Note D03, “Relocate directional sign” does not exist. The low profile plant located in the area of the sign may not have to be relocated. **Response: OK, however assume sign exist for bidding purposes as multiple individuals have confirmed existence of sign.**

13. Please confirm the amount of flooring and subflooring that is to be replaced in the meeting room, gym, and anywhere else in the facility. Based on the site visit, it looks like significantly more flooring area is damaged than what is shown in the drawings.

**Response: At this time, assume the following: Multipurpose Room: remove all flooring within the multipurpose room including substrate. Replace flooring within**

**athletic flooring in keeping with the existing. Gymnasium: remove all flooring within a 20' radius from each exterior door way including substrate. Provide pricing to reinstall the sleeper substrate and tooth in new flooring to match existing. Assume to sand and refinish entire gymnasium floor.**

14. Please confirm that existing restroom fixtures, toilets, etc. are to be moved and reinstalled. Note that contractors cannot warrant existing fixtures against defects since the fixtures may have pre-existing problems. Depending on the type of fixtures required, it may be more cost effective for DGS to direct the selected contractor to replace the existing fixtures with new fixtures (i.e. the labor cost to carefully demolish, clean, and store the existing fixtures may exceed the cost to purchase a new fixture). **Response: Bidding contractors shall assume to replace all fixtures to be removed based on plumbing fixtures specifications provided within architectural specification sheet A000G-2 division 22400. General Contractor shall provide parts and labor warranty per contract requirements.**

15. Please confirm that restroom partitions are NOT to be replaced.

a. Assuming that restroom partitions are not to be replaced, please clarify how holes in the partitions (i.e. from the reconfiguration of toilet paper holders, etc.) should be addressed. **Response: Contractors shall provide Add/Alternate pricing for replacement of toilet partitions in kind. Base contract pricing shall consider existing partitions to remain, patch holes with bondo, sand flush, prime and electrostatically paint full partition to match existing finish.**

16. Please provide a specification for the new water fountain or confirm that the existing fountain is to be reused. The drawings are not clear on this point. **Response: See architectural specification sheet A000G-2 division 22400 for drinking foundation specification and fountain to be replace with new.**

17. A00001 Note 2 states: "Widen concrete pathway to match width of existing concrete pad adjacent to door." Please clarify. This existing pathway is comprised of pavers – not concrete. **Response: General contractor to remove existing pavers. Excavate for a sidewalk slab on grade the same width as exterior door landing. Sidewalk shall be 4" thick slab on grade with 6x6x1/8" WWF reinforcement and the sidewalk shall have a continuous 8" x 6" turndown along each side and at ends. Provide a score pattern at 2' O.C. and provide construction joints at 4'-0" UNO. When abutting existing concrete landing, provide 1/2" fiberboard expansion. Concrete to be a minimum of 3000 PSI and sidewalk shall slope 1/8" across full width and have a broom texture finish.**

a. Is the contractor to replace this pathway with concrete? **Response: See response to question #17 above.**

b. Is the contractor to pour concrete around the outside of the pavers? **Response: See response to question #17 above.**

18. Please provide a detail showing how the existing pavers (or new concrete pathway) will connect to the new ramp in this area. Is the entire pathway to be re-graded to meet the point at which the new ramp terminates? **Response: Yes. General contractor shall establish base grade of ramp based on high point of existing paver area. Existing pavers within the first 15' shall be removed, leveled and reset to provide continuous flush surface at new ramp. No detail will be provided.**
19. The existing paver pathway extends from the multipurpose room exit to an asphalt pathway that runs around the playground. The asphalt pathway is at a much higher elevation than the multipurpose room exit. Due to this difference in elevation, it appears that storm water currently flows down the paver pathway and into the multipurpose room – causing damage to the floors. After the new ramp is installed, we are concerned that in heavy storms, rainwater will still flow down the paver pathway and into the meeting room. Even if the new threshold is water tight, we would be concerned that a heavy storm could leave standing water more than 2" deep, which could come into the room when the door opens. **Response: Exterior grading and stormwater mitigation will be addressed as a separate RFP to this ADA remediation planning. The items addressed are a noted issue and will be addressed. Architect will review and confirm elevations and confirm ramp will not exacerbate stormwater issue.**
- a. Can the architect please confirm that the new ramp (as designed) will alleviate the drainage issues in this spot and prevent rainwater from flowing into this room in heavy storms? **Response: See response to question #19 above.**
  - b. If the current detail will not alleviate this issue, please provide a revised detail for the ramp and associated paver pathway, to account for this critical drainage problem. It seems like the full paver pathway would need to be regraded, with other measures added, to prevent water from flowing into the building through this doorway. **Response: See response to question #19 above.**
20. Based on existing grading on site, the proposed new concrete walkway on the east side of the building and the proposed new curved walkway on the southwest corner would both drain toward the building, causing similar flooding/drainage issues as are currently occurring in the multipurpose room. Please provide grading and construction details for these walkways that will alleviate the drainage issues that will arise when the concrete walkways shown in the drawings are installed. **Response: Exterior grading and stormwater mitigation will be addressed as a separate RFP to this ADA remediation planning. The items addressed are a noted issue and will be addressed. Architect will review and confirm elevations and confirm ramp will not exacerbate stormwater issue.**
21. A00001 calls for a new ramp on the southwest corner of the building, however A0001 notes that there is an existing ADA ramp in this spot. No ramp exists. Please confirm that contractors are required to provide a new ramp. If so:

- a. Please provide a detail showing the length, slope, etc. for the full ramp and walkway. **Response: See detail 2 on sheet A0003, and review comment no. 20 above related to adding 5' landing at doorway.**
  - b. Please confirm whether the tree in the adjacent area will need to be removed. It appears that a new ramp/walkway in this area would be in conflict with the root zone for the tree. **Response: See response above.**
22. Details for the new ramps show slopes designated at 1:12 and 1:10. To the best of our knowledge, these slopes are not ADA compliant as shown. Since the project is based upon making the recreation center ADA compliant, please confirm that these slopes are correct, or that they are exempt from the standard 1:20 running slope. **Response: ADA 2010 Section 405 Ramp: 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.**

**Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities**

**Slope1 Maximum Rise**

**Steeper than 1:10 but not steeper than 1:8 3 inches (75 mm)**

**Steeper than 1:12 but not steeper than 1:10 6 inches (150 mm)**

**I think the 1:20 reference you are thinking has to do with the running surface of a walking surface above which it begins to be termed a ramp.**

23. New sidewalk shown in drawings is shown to be adjacent to the existing pavers on site. There are two issues with this design: First, in order to install the sidewalk as drawn, the pavers would need to be removed to accommodate the formwork for the sidewalk. Second, the pavers are uneven; installing the sidewalk against them would create a trip hazard. **Response: Remove west most row of pavers. Use layout line from existing paver arc as the outer most edge of new sidewalk. Sidewalk shall be prepared and installed in keeping with item 6 response above. Contractor shall complete final grading to provide positive slope in direction away from building, and GC to provide topsoil, seed and straw.**

- a. Please clarify whether pavers are to be removed for the sidewalk installation.
    - i. If not, please provide a revised drawing showing the sidewalk offset from the pavers or provide direction on how far from the pavers the sidewalk should be installed. **Response: See general response no. 23 above.**
    - ii. If pavers are to be removed, please clarify whether contractors should install seed and straw in place of the pavers or if pavers should be reinstalled after concrete is complete. **Response: See general response no. 23 above.**
24. Parking lot lines are very faded on the west side of the parking lot, but drawings only call for the east side of the parking lot to be restriped. Please confirm that DGS does not want the full parking lot to be restriped. **Response: Provide add/alternate price to restripe full parking lot.**

25. There is damage to the flooring in the gym in front of 3 double doors. It appears that water is coming in through the double doors. The drawings call for new floor transitions not more than ¾" thick. These thresholds are unlikely to prevent water from coming in through the doors. Please provide a detail showing how the water infiltration issue will be rectified, or confirm that contractors are not responsible for preventing water from coming in at these points if they install the detail as currently shown. **Response: Exterior grading and stormwater mitigation will be addressed as a separate RFP to this ADA remediation planning. The items addressed are a noted issue and will be addressed. At this time the bidding contractor shall include what is within the Pricing Documents.**

**Item #3**

**The bid date is hereby changed.** Proposals are due by **October 20, 2015 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Alicia Norris, Contract Specialist, at **Frank D. Reeves Center, 2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> floor, Washington, DC 20009.**

- End of Addendum No. 3 -

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services  
2000 14<sup>th</sup> Street, NW  
Washington, D.C. 20009

Att'n: Mr. Christopher Weaver  
Acting Director

Reference: Request for Proposals  
Construction Services for ADA Improvements for Hillcrest Recreation Center

Dear Mr. Weaver:

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to provide construction services for ADA Improvements at Hillcrest Recreation Center. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal and the Lump Sum Price (as defined in paragraph A) and the add/alternate prices (as defined in paragraph B) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents (collectively, the proposal, the Lump Sum Price, and Add/Alternate Prices are referred to as the "Offeror's Bid").

The Offeror's Bid is as follows:

- |   |         |
|---|---------|
| A. The Lump Sum Price for Hillcrest is:                           | \$_____ |
| B. Add/Alternate Price for Note 1 on Sheet A00001:                | \$_____ |
| Add/Alternate Price for Note 2 on Sheet A00001:                   | \$_____ |
| Add/Alternate Price for Note 3 on Sheet A00001:                   | \$_____ |
| Add/Alternate Price for Note 21 on Sheet E001:                    | \$_____ |
| Add/Alternate Price for replacement of toilet partitions in kind: | \$_____ |
| Add/Alternate Price to restripe full parking lot:                 | \$_____ |



The Offeror acknowledges and understands that the Lump Sum Price, and each add/alternate price, is a firm, fixed price to fully complete the work described in the RFP and attachments thereto and that such amount includes funding for work which is not described in the RFP and attachments thereto but which is reasonably inferable therefrom.

- C. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least one hundred and twenty (120) days after the date of the bid.
2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award. In the event the Offeror fails to do so, the Department shall have the right to levy upon the Offeror's bid bond.
3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid. In addition to any other remedies that the Department may have at law or in equity, the Department shall have the right to levy upon Bidder's Bid Bond in the event of a breach of this paragraph 3.
4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.
5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**
6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or sub-consultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business Enterprise

(collectively, “LSDBE Certified Companies”) from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror’s Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_